WARRANTY DEED

Karen Johnson Davidson County
Batch# 752424 **DEEDWARR**
11/10/2021 09:57:56 AM 3 pgs
Fees: $18.00 Taxes: $999.00

20211110-0150075

T-VR-21-807-314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kimberly Payne	**New Owner**	
(NAME)	(NAME)	**092-16-0C-314.00-CO**
4007 Copeland Drive	**New Owner**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHANIE N. DAVID, MARRIED, AND PATRICIA DAVID, MARRIED** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIMBERLY PAYNE, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 314, 807 Eighteenth Avenue Condominiums, , a Horizontal Property Regime with Private Elements, as established under Master Deed of record in Instrument No. 20041214-0148798, as amended in Instrument No 20041216-0149823 and Instrument No. 20050504-0050222, Instrument No. 20051123-0142078, Instrument No. 20060109-0003220, Instrument No. 20070509-0055940 and Instrument No. 20080314-0026174 and further described on plan of record attached to said Master Deed as "Exhibit E" in the Register's Office, Davidson County, Tennessee, to wh ch Master Deed reference is hereby made for a more particular description of said Unit.

Parking Space #20 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transfereable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Stephanie N. David, an unmarried woman and Patricia David, a married woman, as tenants in common with rights of survivorship, each as to each other by Warranty deed from Michael Tarrolly, a single man of record in Instrument No. 20150601-0050513 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 01, 2015.

The said Stephanie N. David having since married Eric Walker Hamilton.

Eric Walker Hamilton joins in the conveyance to convey any interest, marital or otherwise, that he may have in said property.

This was never a marital residence of Patricia David, Grantor.

This conveyance is subject to:
- Covenants, Conditions and Restrictions in the Master Deed establishing a Horizontal Property Regime of 807 Eighteenth Avenue of record in Instrument Number 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, Instrument No. 20051123-0142078, Instrument No. 20060109-0003220, Instrument No. 20070509-0055940 and Instrument No. 20080314-0026174, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20041130-0142097 and 20040715-0084913, in the Register's Office for Davidson County, Tennessee.
- Boundary Line Settlement, Quitclaim Deed and Grant of Easements of record in Instrument Number 20050420-0044082, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **807 18th Ave S #314, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 29 DAY OF OCTOBER, 2021.

Stephanie N. David

Patricia David

STATE OF North Carolina
COUNTY OF Durham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE N. DAVID, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2021.

Notary Public
My Commission Expires: 12/07/2021
(SEAL)

Thomas Whitehead
NOTARY PUBLIC
Durham County, NC
My Comm. Expires December 07, 2021

STATE OF North Carolina
COUNTY OF Durham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA DAVID, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2021.

Notary Public
My Commission Expires: 12/07/2021
(SEAL)

Thomas Whitehead
NOTARY PUBLIC
Durham County, NC
My Comm. Expires December 07, 2021

Witness my/our hand(s) this the 22nd DAY OF OCTOBER, 2021.

Eric Walker Hamilton

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric Walker Hamilton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 of October, 2021.

Notary Public
My Commission Expires: February 25, 2024
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212